

Jurisdiction Green Building Summary

Several other local jurisdictions have enacted green building programs similar to those proposed in Article XIV. Many adjacent jurisdictions require projects to achieve LEED certification from the U.S. Green Building Council (USGBC). Rockville's proposed ordinance simplifies this process and does not require third party certification. Instead, LEED credit review is conducted in-house by City staff—saving the developer time and money. The following provides an overview of the green building requirements of neighboring jurisdictions.

- **Montgomery County** requires that all new non-residential and multi-unit residential buildings greater than 10,000 sq. ft. achieve LEED Certified certification (26 points under LEED 2.2) from the USGBC. County buildings must achieve LEED Silver certification. Montgomery County Bill 30-07 mandates that all single-family homes and multi-family buildings achieve the Energy Star or equivalent standards by 2010. However, given the State requirements to adopt the IECC 2009 by April 1, 2010, the county will be evaluating whether to implement the Energy Star standard or the IECC 2009 with local amendments.
- The **City of Gaithersburg** requires all new non-residential and multi-unit residential buildings greater than 10,000 sq. ft. achieve LEED Certified certification (40 points under LEED 2009) from the USGBC. Gaithersburg further requires that all buildings greater than 100,000 sq ft achieve LEED Silver certification (50 points under LEED 2009) from the USGBC. All residential buildings must be Energy Star certified and meet additional indoor air quality and construction waste management requirements. City buildings must achieve LEED Silver certification.
- The **City of Baltimore** requires that all new non-residential and multi-unit residential buildings greater than 10,000 sq ft achieve LEED Silver certification (50 points under LEED 2009) from the USGBC. The city is also preparing Baltimore City Green Building Standards to enable the applicant to either obtain LEED Silver certification through USGBC or LEED silver “certifiable” approval from the City.
- **Howard County** requires that all new non-residential and multi-unit residential buildings greater than 50,000 sq ft achieve LEED Certified or higher (40 points under LEED 2009) from the USGBC. The county has also developed a green neighborhood program where residential developments receive an additional housing unit allocation upon achieving a

minimum of 90 points (out of 167 possible points) for the Site portion and 46 points (out of 84 possible points) of the Home portion of the Green Neighborhood Checklist.

- **Washington, D.C.** has also enacted green building requirements. Most notably the District has undertaken a significant building codes update to embed many "green" elements into the code. DC's new building codes mandate greener practices in these key areas:
 - Water efficiency (low-flow fixtures)
 - Commercial energy efficiency requirements 7% higher than Maryland and Virginia's (ASHRAE 90.1 2007)
 - Residential energy efficiency ("The 30% Solution")
 - Reducing urban heat island effect (requires flat roofs be cool roofs, green roofs, or limestone ballasted)
 - Easier to disconnect downspouts and retain rainwater on site
 - Waterless urinals and green piping no longer require waivers

In addition, all non-residential projects (other than public schools) are required to meet the LEED Silver standard. Residential buildings submitted for financing consideration must meet the Green Communities Criteria. New construction must meet an Energy Star Target Finder Tool minimum score of 75 and provide annual benchmarking with Energy Star Portfolio Manager. Rehabilitation of existing buildings must benchmark with the Energy Star Portfolio Manager.

- **Virginia** jurisdictions are more constrained in their options by the Dillon Rule, which limits the authority of local jurisdictions from adopting more stringent requirements than those required by the State. Thus, many Virginia jurisdictions, most notably Arlington County, have created very successful incentive programs to motivate developers towards greener buildings.

In these and other instances around the country, green building programs have been designed to address the particular circumstances and constraints of each jurisdiction. Article XIV has proposed additional requirements for the City that share many similarities with other local jurisdictions but are more flexible in addressing the types of construction most appropriate for Rockville. While Rockville's proposed program sets a practical green baseline for smaller properties, it is not more stringent than the adjacent communities. Furthermore, the City may consider a green building program that includes the proposed baseline green building measures and is supplemented with a system of local incentives so that the City may work proactively with the development community to support exceptional innovative and sustainable buildings.

